

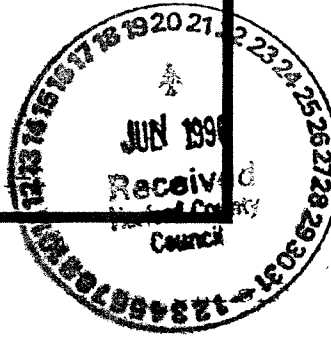
AMENDED #70

ZONING RECLASSIFICATION APPLICATION

Harford County Board of Appeals

Bel Air, Maryland 21014

Shaded Area For Office Use Only



Case No. 072
Date Filed 5/6/96
Hearing Date _____
Pre-Conf. _____
Receipt _____
Fee \$ 1170

Note

1. It is required that the applicant have a pre-filing conference with the Department of Planning and Zoning to determine the necessary additional information that will be required.
2. The burden of proof in any rezoning case shall be upon the Petitioner.
3. Any application in a zoning case and any amendment thereto shall contain specific allegations setting forth the basis for granting of the request.
4. Petition must contain names and addresses of all persons having legal or equitable interest in the property, including shareholders owning more than five percent (5%) of the stock in a corporation having any interest in the property, except those corporations listed and traded on a recognized stock exchange.
5. Application will be reviewed for completeness within ten (10) working days of submittal. Applicant will be notified by mail of completeness of application.

Petitioner

Name Caldicot Properties, LLC Phone Number call attorney

Address 336 S. Main Street, Suite 2AA, Bel Air, MD 21014
Street Number Street State Zip Code

Property Owner Forest Hill, Farm, Inc. Phone Number call attorney

Address 8015 Corporate Drive, Suite 6, Baltimore, MD 21236
Street Number Street State Zip Code

Contract Purchaser Caldicot Properties, LLC Phone Number call attorney

Address same as above
Street Number Street State Zip Code

Attorney/Representative John J. Gessner Phone Number (410) 893-7500

Address 11 S. Main Street, P.O. Box 1776, Bel Air, MD 21014
Street Number Street State Zip Code

Hearing: 8/19/96

Land Description

Address and Location of Property (with nearest intersecting road) 315 E. Jarrettsville Road

Subdivision _____ Lot Number _____ Acreage/Lot Size 66.45 ac Election District 3
Existing Zoning AG Proposed Zoning R-3 / GI more or less
Tax Map No. 40 Grid No. 1F Acreage to be Rezoned 66.45 ac or less
Parcel 53 Deed Reference 1585/770
Critical Area Designation not applicable Land Use Plan Designation Commercial Industrial/
High Intensity

Present Use and ALL improvements: _____

Proposed Use (If for subdivision development, proposed number of lots, type of dwellings, and type of development.
Example: Conventional, Conventional with Open Space, Planned Residential Development) _____

Is the property designated a historic site, or does the property contain any designated or registered historic structures?
No If yes, describe: _____

Estimated Time Requested to Present Case: One Hour

Required Information To Be Attached

(Submit three (3) copies of each):

- (a) The names and addresses of all persons, organizations, corporations, or groups owning land, any part of which lies within five hundred (500) feet of the property proposed to be reclassified as shown on the current assessment records of the State Department of Assessments and Taxation.
- (b) A statement of the grounds for the application including:
 - (1) A statement as to whether there is an allegation of mistake as to the existing zoning, and if so, the nature of the mistake and facts relied upon to support this allegation.
 - (2) A statement as to whether there is an allegation of substantial change in the character of the neighborhood, and if so, a precise description of such alleged substantial change.
- (c) A statement as to whether, in the applicant's opinion, the proposed classification is in conformance with the Master Plan and the reasons for the opinion.
- (d) A Concept Plan shall be submitted by the applicant at the time the application is filed. The Concept Plan shall illustrate the following:
 - (1) Location of site.
 - (2) Proposed nature and distribution of land uses, not including engineering drawings.
 - (3) Neighborhood (as defined by the Applicant).

3 : 6/14/96
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AMENDED ATTACHMENT A
FOR ZONING RECLASSIFICATION APPLICATION
CALDICOT PROPERTIES, INC., PETITIONER

The Zoning Reclassification Application requests the following information.

Petitioner's submission is as follows:

“(a) The names and addresses of all persons, organizations, corporations, or groups owning land, any part of which lies within five hundred (500) feet of the property proposed to be reclassified as shown on the current assessment records of the State Department of Assessments and Taxation.”

Petitioner: See Revised Attachment A-1, List of Persons Owning Land Within 500 Feet of Property to be Reclassified.

“(b) A statement of the grounds for the application including:

(1) A statement as to whether there is an allegation of mistake as to the existing zoning and, if so, the nature of the mistake and facts relied upon to support this allegation.”

Petitioner: A mistake occurred in the legal sense when the subject property was zoned AG, Agricultural during the last comprehensive rezoning in 1988-1989. The requested R-3/GI zoning classification is appropriate for the subject property.

“(2) A statement as to whether there is an allegation of substantial change in the character of the neighborhood, and if so, a precise description of such alleged substantial change.”

Petitioner: The neighborhood has undergone substantial change since the last comprehensive rezoning.

“(c) A statement as to whether, in the applicant's opinion, the proposed classification is in conformance with the Master Plan and the reasons for the opinion.”

Petitioner: The proposed classification is in conformance with the Master Plan.

“(d) A concept plan shall be submitted by the applicant at the time the application is filed. The concept plan shall illustrate the following:

1. Location of site;
2. Proposed general nature and distribution of land uses but need not include engineered drawings;
3. Neighborhood;
4. All surrounding zoning; and
5. Proposed public or private capital improvements.

Petitioner: See Revised Attachment A-2, prepared by Morris & Ritchie Associates, Inc.

“(e) List previous rezonings and recommendations since the effective date of the Comprehensive Rezoning, within the neighborhood of the petitioned area, their case numbers, dates, and decisions.”

Petitioner: N/A

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(f) Map indicating woods, fields, streams, flood plains, non tidal wetlands; etc.

Petitioner: See attached

“(g) Property deed, and a boundary survey prepared and sealed by a registered surveyor, including dimension of area requested to be rezoned if only a portion of the property.”

Petitioner: See Attachment A-3 (Deed)

“(h) Private restrictions or covenants, if any, applicable to subject parcel.”

Petitioner: None

“(i) Any agreements with individuals or associations in the neighborhood related to the proposed zoning shall be submitted.”

Petitioner: None.

“(j) Availability of public water and sewer.”

Petitioner: Both public water and sewer are available.

